

City Council



1049 State Avenue  
Marysville, WA 98270

**Regular Meeting  
September 27, 2021**

**Call to Order**

Mayor Nehring called the September 27, 2021 City Council meeting to order at 7:00 p.m.

**Invocation**

Pastor Alex Ghelli of Allen Creek Community Church gave the invocation.

**Pledge of Allegiance**

Mayor Nehring led the Pledge of Allegiance.

**Roll Call**

**Present:**

Mayor: Jon Nehring

Council: Council President Kamille Norton, Councilmember Jeff Vaughan, Councilmember Tom King, Councilmember Mark James, Councilmember Kelly Richards, Councilmember Steve Muller

Staff: Chief Administrative Officer (CAO) Gloria Hirashima, Finance Director Sandy Langdon, Community Development Director Haylie Miller, Information Services Director Worth Norton, City Attorney Jon Walker, Human Resources Manager Teri Lester, Interim Public Works Director Jeff Laycock, Systems Analyst Mike Davis, Training and Community Outreach Administrator Jason Smith, Interim Public Works Director Karen Latimer, Parks & Recreation Director Tara Mizell, Police Chief Erik Scairpon, Fire Chief Martin McFalls, Community Information Officer (CIO) Connie Mennie, Senior Planner Amy Hess, Asst. Chief Jim Lawless, AmeriCorps Volunteer Cassidy Aldrich

**Motion** to excuse the absence of Councilmember Stevens moved by Council President Norton seconded by Councilmember Muller.

**AYES: ALL**

### **Approval of the Agenda**

**Motion** to approve the agenda moved by Councilmember King seconded by Councilmember Richards.

**AYES: ALL**

### **Presentations**

#### A. City Equity Program Update

Training and Community Outreach Administrator Jason Smith gave an update on the City's Equity program. Mayor Nehring thanked Mr. Smith and commended him for his excellent work.

### **Audience Participation**

Dean Smith, 3121 66th Avenue, Marysville, thanked the Council for approving the building code definition change that allows for cottage housing. This has enabled their group to begin design of Sunnyside Co-Housing Village. Additionally, he requested that golf carts be allowed in that area.

### **Approval of Minutes (Written Comment Only Accepted from Audience.)**

#### 1. Approval of the September 7, 2021 City Council Work Session Minutes

**Motion** to approve the September 7, 2021 City Council Work Session Minutes moved by Councilmember King seconded by Councilmember Vaughan.

**VOTE: Motion carried 5 - 0**

**AYES:** Councilmember Vaughan, Councilmember King, Councilmember James, Councilmember Richards, Councilmember Muller

**ABSTAIN:** Council President Norton

#### 2. Approval of the September 13, 2021 City Council Meeting Minutes

**Motion** to approve the September 13, 2021 City Council Meeting Minutes moved by Council President Norton seconded by Councilmember Richards.

**AYES: ALL**

### **Consent**

#### 3. Approval of the September 8, 2021 Claims in the Amount of \$4,033,477.23 Paid by EFT Transactions and Check Numbers 150251 through 150460 with Check Numbers 146116 and 149925 Voided

4. Approval of the September 10, 2021 Payroll in the Amount of \$1,534,817.14 Paid by EFT Transactions and Check Numbers 33627 through 33648
5. Approval of the September 15, 2021 Claims in the Amount of \$1,187,589.73 Paid by EFT Transactions and Check Numbers 150461 through 150600
6. Approval of the September 24, 2021 Payroll in the Amount of \$1,670,413.79 Paid by EFT Transactions and Check Numbers 33649 through 33667 with Check Number 33373 Voided

**Motion** to approve Consent Agenda items 3, 4, 5, and 6 moved by Councilmember Richards seconded by Councilmember Muller.

**AYES: ALL**

### **Review Bids**

### **Public Hearings**

7. Consider Approving the Community Development Block Grant Program Year 2020 Annual Performance and Evaluation Report

Senior Planner Amy Hess made the presentation regarding the Community Development Block Grant (CDBG) Program Year 2020 Consolidated Annual Performance and Evaluation Report (CAPER).

Councilmember King thanked Senior Planner Hess for her work on the CDBG program.

The public hearing was opened at 7:20 p.m., and public comments were solicited. Seeing none, the hearing was closed at 7:21 p.m.

Councilmember James also thanked Senior Planner Hess for a very impressive document.

**Motion** to approve the Community Development Block Grant Program Year 2020 Consolidated Annual Performance and Evaluation Report (CAPER) moved by Council President Norton seconded by Councilmember King.

**AYES: ALL**

### **New Business**

8. Consider Approving the Grant Agreement with the Washington State Department of Ecology for Local Solid Waste Financial Assistance in the Amount of \$92,240

Interim Public Works Director Latimer reviewed this item which supports efforts to clean up homeless encampments on publicly-owned sites throughout the city. Councilmembers asked clarification questions about the grant.

**Motion** to authorize the Mayor to sign and execute the Grant Agreement with the Washington State Department of Ecology for Local Solid Waste Financial Assistance in the Amount of \$92,240 moved by Councilmember James seconded by Councilmember Richards.

**AYES: ALL**

9. Consider approving the 2018 Citywide Roadway Re-striping Project with Apply-A-Line, LLC, Starting the 45-day Lien Filing Period for Project Closeout

Interim Public Works Director Laycock reviewed this item. There were no comments or questions.

**Motion** to authorize the Mayor to approve the 2018 Citywide Roadway Re-striping Project with Apply-A-Line, LLC, Starting the 45-day Lien Filing Period for Project Closeout moved by Councilmember Richards seconded by Council President Norton.

**AYES: ALL**

10. Consider Approving the Termination of the Easement Encroachment Agreement Recorded Under Auditor File Number 201810230306

City Attorney Walker reviewed this item which clears up a title issue related an easement encroachment matter.

**Motion** to authorize the Mayor to terminate the Easement Encroachment Agreement Recorded under Auditor File Number 201810230306 moved by Council President Norton seconded by Councilmember King.

**AYES: ALL**

11. Consider Approving the Memorandum of Understanding with the Port of Everett

CAO Hirashima reviewed this Memorandum of Understanding which would renew a partnership with the Port of Everett.

**Motion** to authorize the Mayor to sign the Memorandum of Understanding with the Port of Everett moved by Councilmember Muller seconded by Councilmember Richards.

**AYES: ALL**

12. Consider Approving the First Amendment to the Commercial Lease with Maryfest

CAO Hirashima reviewed this agreement to continue the lease the property at 1408 1st Street to MaryFest.

**Motion** to authorize the Mayor to sign the First Amendment to the Commercial Lease with Maryfest moved by Councilmember Richards seconded by Councilmember James.

**VOTE: Motion carried 5 - 0**

**AYES:** Council President Norton, Councilmember Vaughan, Councilmember James, Councilmember Richards, Councilmember Muller

ABSTAIN: Councilmember King

13. Consider Approving the Professional Services Agreement with Strategies 360 for Consulting Services for the Cost of \$174,000

CAO Hirashima reviewed the PSA with Strategies 360 consulting services. This would be a multi-year contract extending through 2023. Mayor Nehring discussed the work Strategies 360 does and spoke in support of the contract.

Council President Norton asked if their fees are competitive with other consulting firms. CAO Hirashima replied that staff reviewed this a couple years ago and found they were competitive. They have also held their rates steady for several years so they would be very competitive today.

**Motion** to approve the Professional Services Agreement with Strategies 360 for Consulting Services retroactive to September 1, 2021 moved by Councilmember Muller seconded by Councilmember Richards.

**AYES: ALL**

14. Consider Approving the Memorandum of Understanding with the Grove Church Regarding the Use of its Facility as a Volunteer Reception Center

**Motion** to approve the Memorandum of Understanding with the Grove Church Regarding the Use of its Facility as a Volunteer Reception Center moved by Council President Norton seconded by Councilmember Vaughan.

**AYES: ALL**

15. Consider Approving the Marysville Civic Center Supplemental Agreement with Lydig Construction in the Amount of \$7,666,455.02 with a Management Reserve of \$383,322.75 as well as a Budget Amendment to Cover Permitting, Full Development of the Delta Civic Plaza, and COVID-19 Cost to be paid as a Change Order to Ongoing MCC Contract 18-1051 for a Total Allocation of \$8,942,019.26

- 15a. Budget Update – Funding for Civic Campus Soft Costs and Associated Projects

CAO Hirashima gave an update on soft costs, a rooftop solar array, perimeter fence, a wayfinding signage package, and a public parking lot at 1405 5th Street. She credited Project Manager Bryan Milligan for juggling all the aspects of this project.

Councilmember James asked if the public parking lot would be used for electric car charging also. CAO Hirashima replied that it would. The costs for that are part of a matching grant the City received. The grant will cover the chargers, and the City is doing the paving of the parking lot as its part of the match.

CAO Hirashima briefed Council on this item. This supplemental agreement would cover the remaining aspects of project. Finance Director gave an update on the financial

aspects of this project. She noted that they are pretty much on budget, and it does not look like they will need all the funding sources that were initially identified. CAO Hirashima commended Project Manager Bryan Milligan for his work on this project.

Council President Norton asked about additional COVID-19-related costs. CAO Hirashima explained there were additional cleaning/janitorial costs, hours for a COVID site manager as required by the State, and other staffing costs. The City was careful to review costs presented by the contractor and only paid costs they felt were related to actual impacts.

**Motion** to authorize the Mayor to sign and execute the Marysville Civic Center Supplemental Agreement with Lydig Construction in the Amount of \$7,666,455.02 with a Management Reserve of \$383,322.75 as well as a Budget Amendment to Cover Permitting, Full Development of the Delta Civic Plaza, and COVID-19 Cost to be Paid as a Change Order to Ongoing MCC Contract 18-1051 for a Total Allocation of \$8,942,019.26 moved by Councilmember Richards seconded by Councilmember King.

**AYES: ALL**

16. Consider Approving the Resolution Authorizing a \$393,753.00 Interfund Loan from the General Fund 001 to the COVID 19 Fund 119 and Establishing a Payment Plan

Finance Director Langdon reviewed this item.

**Motion** to approve Resolution No. 2506 Authorizing a \$393,753.00 Interfund Loan from the General Fund 001 to the COVID 19 Fund 119 and establishing a Payment Plan moved by Council President Norton seconded by Councilmember James.

**AYES: ALL**

17. Consider approving the following Ordinances Updating the Downtown Master Plan, Design Regulations and Associated Amendments to the Marysville Municipal Code

Planning Manager Holland made the presentation related to the Downtown Master Plan updates. The major highlights include an expanded boundary, a Planned Action SEIS (Supplemental Environmental Impact Statement), new zones, increased residential capacity, adoption of a Form-Based Code, an increased boundary of the Multi-Family Housing Property Tax Exemption to coincide with the new Downtown Master Plan boundaries with a reduced project size from 20 to 10 to qualify for that exemption, and other code amendments. The Planning Commission has reviewed this, held a public hearing, and has recommended approval of all five ordinances

- 17a. Consider Approving the Ordinance to Update the Downtown Master Plan and Design Regulations

**Motion** to approve Ordinance No. 3191 to update the Downtown Master Plan and Design Regulations moved by Councilmember King seconded by Councilmember Richards.

**AYES: ALL**

17b. Consider Approving the Ordinance Amending Marysville Municipal Code 22E.040 Downtown Planned Actions

**Motion** to approve Ordinance No. 3192 Amending Marysville Municipal Code 22E.040 Downtown Planned Actions moved by Council President Norton seconded by Councilmember James.

**AYES: ALL**

17c. Consider Approving the Ordinance Amending the Marysville Municipal Code, Related to Repealing the 2009 Downtown Master Plan

**Motion** to approve Ordinance No. 3193 Amending the Marysville Municipal Code, Related to Repealing the 2009 Downtown Master Plan moved by Councilmember Muller seconded by Council President Norton.

**AYES: ALL**

17d. Consider Approving the Ordinance Amending Marysville Municipal Code Chapter 3.103 Multifamily Property Tax Exemptions

**Motion** to approve Ordinance No. 3194 Amending Marysville Municipal Code Chapter 3.103 Multifamily Property Tax Exemptions moved by Council President Norton seconded by Councilmember Richards.

**AYES: ALL**

17e. Consider Approving the Ordinance Amending Marysville Municipal Code Chapter 22C.160 Signs

**Motion** to approve Ordinance No. 3195 Amending Marysville Municipal Code Chapter 22C.160 Signs moved by Councilmember James seconded by Councilmember Muller.

**AYES: ALL**

## **Legal**

## **Mayor's Business**

- Mayor Nehring stated he met with leadership of the Stilly Valley Center in Arlington who was requesting that they be considered for grant money since a number of Marysville residents, especially seniors, use the facility. They are also wondering if any councilmembers would be interested in serving on their board.
- Thanks to Council President Norton for representing the City at Executive Somers' office for the signing with the County, Arlington and Marysville and the Korean Economic Development Agency regarding the Cascade Industrial Center.

## Staff Business

Chief Scairpon reported the following:

- The Police, along with Public Works, did an Operation Clean Sweep on September 22 from the south end to the north end of the city.
- They met recently with state legislators to share concerns about police reforms and what might be good improvements for the future.

Director Miller:

- She thanked Planning Manager Holland, the senior planners, and consultants for all their work on the Downtown Master Plan. She is looking forward to seeing this Plan move forward.
- She explained staff has been working on growth projections for the next 20-year planning period (2024-2044). Preliminary numbers show that the City will need to plan for an additional 6800 population and just over 1000 jobs through 2044. Marysville is doing pretty good with capacity and growth targets through 2035, but will need to increase capacity after that. These numbers are in line with what staff was expecting.

Human Resources Manager Lester had no comments.

Director Mizell:

- She reminded everyone about a memorial planting at Kiwanis Park on Friday.
- The Elvis show is almost sold out.
- This is the last week for basketball registration.

Chief McFalls had no comments.

Director Norton had no comments.

Interim Director Latimer had the following report:

- She commended the construction crew, the Water Operations Lead and the Utilities Electrician who have been working hard to beat the rain and the rising river to replace a failed pump and motor in the well that provides water to the Stillaguamish Water Treatment Plant.
- She also reported that the City of Everett would be shutting down their Transmission Line Number 3 for a few days for work related to the Lake Stevens Costco project. They will be opening up Transmission Line Number 2 to provide water to at least part of Marysville's customers. The City's reservoirs are also topped off as a preventative measure.

Finance Director Langdon reported that the City had its exit audit conference with the auditors today and received a clean audit.

Interim Director Laycock:



- He reported that Public Works has been able to get a lot of work done with the great weather. He thanked Council for approving the Lydig agreement. He echoed praise of Bryan Milligan's great work.
- Public Works Committee will be meeting on Friday.

City Attorney Walker stated the need for an Executive Session to discuss one collective bargaining negotiation item for ten minutes with action expected.

CAO Hirashima also thanked Council for their leadership and approval of the Lydig agreement. This has been an incredibly significant project for Marysville. She also thanked Planning Manager Holland and the Community Development staff involved in the Downtown Plan update. This will be a fantastic map and plan for future growth in the downtown area.

### **Call on Councilmembers and Committee Reports**

Councilmember Vaughan thanked Director Langdon and her team for the great work and another clean audit. He also appreciates all the work done on the Downtown Master Plan. He is looking forward to seeing the Civic Center.

Councilmember Richards:

- He reported on the Affordable Housing Committee meeting. They are looking at adding the City of Monroe.
- He commended staff for responding quickly to graffiti.
- It was a great tour of the campus last week.
- He also thanked Finance and Planning for their great reports.
- He asked about the possibility of teaching a search and rescue training for his school. CAO Hirashima reported they are getting ready to refill the Emergency Management Coordinator position, but they will discuss when they will be able to start trainings.

Councilmember Muller:

- He echoed praise for Finance and their great audit results.
- He also thanked Community Development for the excellent work on the Downtown Master Plan.
- The Civic Center is looking great.

Councilmember King:

- He attended the ribbon-cutting at the new car wash on 116th Street. This is a very nice facility.
- He also attended the art show at the Opera House. The work there looks great.
- The LEOFF Board met last week and approved a policy amendment which will be passed on to City Attorney Walker for review.

Councilmember James:

- He commented that the Civic Center tour was amazing.

- Thanks to Finance and Community Development Department for their achievements.
- He noted that redistricting maps went out for Marysville.

Council President Norton:

- She reported on the September 23 Public Safety Committee meeting:
  - Overall crime stats were down 17.84% compared to the four-year average.
  - There was a good discussion regarding body cameras. The City may be looking at doing a pilot project with those.
  - There was a short, but lively discussion on side-by-sides.
  - There was also an update on the embedded social worker team statistics for this year. They are continuing to do great work in the city.
  - The committee also received an update on bus arm violations and issued a reminder to watch out for school buses.
  - Finally, there was an update on hiring.
- She reported that the Memorandum of Understanding signing was a nice event.
- She also thanked Finance Director Langdon and her team for the clean audit.

### **Adjournment/Recess**

The meeting recessed at 8:50 before reconvening in Executive Session.

### **Executive Session**

Council reconvened in Executive Session at 8:53 p.m. for ten minutes to discuss collective bargaining negotiations. Executive Session was extended for five minutes and ended at 9:09 p.m.

- A. Litigation
- B. Personnel – one item
- C. Real Estate

**Motion** to approve the Memorandum of Understanding with Marysville Police Officers Association regarding the pilot program for body-worn cameras moved by Councilmember Muller seconded by Councilmember Richards.

**AYES: ALL**

### **Reconvene**

The regular meeting was reconvened at 9:09 p.m.

### **Adjournment**

Motion to adjourn the meeting moved by Councilmember Muller seconded by Councilmember Richards.

AYES: ALL

The meeting was adjourned at 9:11 p.m.

Approved this 26<sup>th</sup> day of October, 2021.

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Mayor  
Jon Nehring

